



September 27, 2012

TECHNICAL STAFF REPORT

COLUMBIA MEMORIAL PARK

Cemetery Site, Section 1, Area 1, Lot 1 and Section 1, Area 2, Lot 3

Planning Board Meeting of October 4, 2012

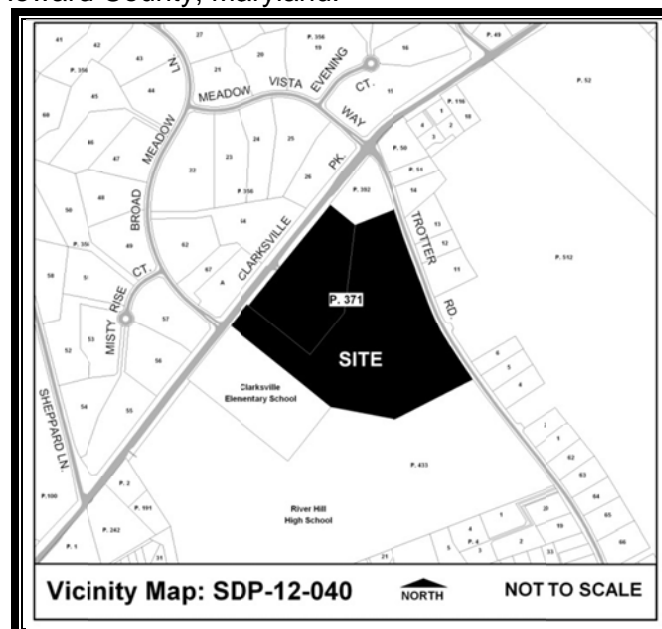
File No./Petitioner: SDP-12-040 / Columbia Memorial Park LLC – c/o Mr. Walker

Project Name: Columbia Memorial Park, Cemetery Site, Section 1, Area 1, Lot 1 and Section 1, Area 2, Lot 3

Request: The request is for approval of a site development plan (SDP) for ancillary use improvements to this cemetery site in accordance with Final Development Plan (FDP), Phase 188-A-I. The subject property contains approximately 35.629 acres of land zoned “New Town – Open Space Credited”. The proposed improvements are for the construction of a 2550 square foot on-story office building, a 1200 square foot equipment storage shed and an 11,760 square foot gravel storage area as well as associated site improvements for the proposed office building which include a private septic system, the extension of public water and a parking lot.

Recommendation: The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-12-040.

Location: The subject property, Lots 1 and 3, is located on the southeast side of Maryland Route 108 (Clarksville Pike) opposite the Clearview Estate Subdivision (P. 356); adjacent to Clarksville Elementary School (P. 124) and River Hill High School (P. 433); approximately 2000’ west of Trotter Road and approximately 8000’ east of Sheppard Lane; identified as Parcel No. 371 on Tax Map 29, Grid No. 19 in the Fifth Election District of Howard County, Maryland.



Vicinal Properties:

This site is located in the Cemetery Site, Section 1, Areas 1 & 2 and is surrounded by the following:

North – To the North and on the opposite side of Maryland Route 108 (Clarksville Pike – a minor arterial roadway) is Clearview Estates Subdivision, Section 2 which is zoned “RC-DEO” and further northwest is Sheppard Lane.

East – To the East is Lot 2, Cemetery Site, Section 1, Area 2, and Trotter Road (a local and scenic roadway). On the opposite side of Trotter Road is the Criswood Manor Subdivision which is zoned “R-20”.

West Side – To the West is Clarksville Elementary School (Parcel 124).

South Side – To the South is River Hill High School (Parcel 433) and further south is the Village of River Hill.

Site History:

- **FDP-188**, Final Development Plan and Criteria for Lots 1 & 2 and a portion of Lot 3 was recorded on July 14, 1983.
- **FDP-188-A**, 1st Amendment to Final Development Plan and Criteria for the subject property was recorded on October 17, 1986, to amend sheets 1 & 2 for the purpose to add 19.205 acres to this Phase.
- **FDP-188-A-1**, 2nd Amendment to Final Development Plan and Criteria for the subject property was recorded on April 6, 1994 (Plat #3054A-1342), to remove 5.906 acres from Phase 188-A and to add 3.75 acres to Phase 218A.
- **FDP-223**, Final Development Plan and Criteria for a portion of Lot 3 was recorded on April 8, 1994 (Plat #3054A-1344).
- **F-83-116**, Final Plan to establish Cemetery Site Section 1, Area 1, Lot 1 for the purpose to develop a cemetery was recorded on July 18, 1983, Plat #5489.
- **F-87-030**, Final Plan to establish Cemetery Site Section 1, Area 2, Lots 1 & 2 was recorded on May 20, 1987, Plat #7196.
- **F-94-046**, Final Plan to establish Cemetery Site Section 1, Area 2 Lot 3 was recorded on April 21, 1994, Plat #11185 & 11186. The purpose of this plat was to create Lot 3 as shown by deleting a 5.906 acre parcel from Cemetery Site Section 1, Area 2, Lot 1 (Plat #7196) and adding a 3.749 acre parcel from Village of River Hill Section 3, Area 1, Open Space Lot 1 (Plat #10426 & 10427).
- **SDP-84-280**, Site Development Plan for the construction of the Cemetery Access Drive, received signature approval on July 11, 1984.
- **Extension of the existing private driveway and the addition of the existing mausoleum and sidewalk**, no plans available.
- **SDP-11-039**, Site Development Plan for the phased construction of five(5) mausoleum buildings and associated site improvements, was approved by the Planning Board on May 12, 2011 and was subsequently signed by the Department of Planning and Zoning on July 14, 2011.

- **ECP-12-027**, Environmental Concept Plan for the purpose is to address stormwater management requirements based on environmental site design and to determine the nature and extent of any regulated resources on the Columbia Cemetery Site property. The ECP was signed by the Department of Planning and Zoning on April 10, 2012.
- **SDP-12-040**, This SDP was initially submitted to DPZ on March 27, 2012, for SRC review and the Planning Board review and approval.

Site Analysis:

Site Improvements - The proposed site improvements include the construction of a 2550 square foot one-story office building, a 1200 square foot equipment storage shed and an 11,760 square foot gravel storage area as well as associated site improvements for the proposed office building which include a private septic system, the extension of public water and a parking lot.

Storm Water Management (SWM) - Storm water management for the proposed site improvements is being provided in accordance with the M.D.E. Storm Water Design Manual, Volumes I & II, Revised 2009. SWM is being provided by the use of two(2) M-6 micro bio-retention areas to be privately owned and maintained.

Environmental Considerations - There is no 100 year floodplain on this site. There is a stream that begins on-site and drains to the east into an extensive off-site environmental easement. The proposed development will not impact any wetlands, streams or associated buffers. Development on this site is exempt from the Forest Conservation Act requirements on the basis that it is part of the New Town Planned Unit Development Area.

Landscaping – The proposed landscaping complies with the Howard County New Town Alternative Compliance provision of the Howard County Landscape Manual. On July 26, 2012, Request #VRH120724-1 was approved by Bill Nitzel, Member of the Architectural Review Committee c/o The Howard Hughes Corporation. Financial surety related to this project for the required 10 shade trees, 5 ornamental trees, 18 evergreen trees, 89 shrubs and 365 linear feet of fencing will be posted as part of the DPW Developer's Agreement in the amount of \$13,270.00.

FDP Development Criteria Requirements - This SDP is in compliance with all applicable requirements of FDP-188-A-I, as follows: (Please note, this proposed development does not impact the portion of Lot 3 covered under FDP-223, as noted above.)

◆ **Setback Requirements (Criteria Paragraph 6):**

A 30' structure setback is required from any public street right-of-way except, however, that any building or structure exceeding twenty (20) feet in height shall be set back an additional one (1) foot for each additional foot of height in excess of twenty (20) feet. The proposed office building and shed comply with the required setbacks.

◆ **Permitted Land Uses (Criteria Paragraph 7E-1):**

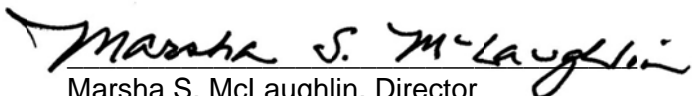
Lots 1 and 3 may be used as a cemetery site and for uses ancillary thereto as determined by the Howard County Planning Board.

- ◆ **Height Requirement (Criteria Paragraph 8):**
No structure shall be constructed exceeding thirty-four (34) feet in height except in accordance with a site development plan approved by the Howard County Planning Board. The proposed office building has a mean height of 12 feet and the proposed shed has a mean height of 14 feet.
- ◆ **Lot Coverage (Criteria Paragraph 12):**
No more than ten percent 10% of the land shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Planning Board. The maximum allowed building coverage of 10% is 3.56 acres of this 35.629 acre site. The building coverage for the proposed improvements (SDP-12-040) is 0.28% or 0.10 acres. The total building coverage for this site (including structures approved under SDP-11-039) is 0.56% or 0.20 acres.
- ◆ **Parking Requirements (Criteria Paragraph 9):**
The Final Development Plan Criteria requires one (1) parking space for each two (2) regularly assigned employees. There will be nine(9) regularly assigned employees for the proposed office building at this site. However, a total of 9 parking spaces are being provided (8 standard spaces and 1 handicap space) to be in accordance with Section 133.D.3 of the current Zoning Regulations which requires 3.3 parking spaces per 1,000 square feet of office space. This number is more restrictive than the parking requirement of the FDP criteria.

SRC Action: On September 14, 2012, the Subdivision Review Committee (SRC) determined that this SDP may be approved.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation: The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-12-040.


Marsha S. McLaughlin, Director
Department of Planning and Zoning

9/27/12
Date

Staff Report Prepared by: Pat Britt-Fendlay Through: Kent Sheubrooks, Chief
Division of Land Development
MM/LKS/MPB